

## **APPENDIX A-1. SCOPING RESULTS**

### **Tellico Reservoir Land Management Plan Environmental Impact Statement (EIS)**

#### **Scoping Report**

Prepared by

Tennessee Valley Authority

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## Introduction

### **Background**

TVA is preparing an Environmental Impact Statement (EIS) on alternatives for management of certain TVA-managed lands surrounding Tellico Reservoir in Loudon, Monroe, and Blount Counties, Tennessee. The plan will help guide TVA resource management and stewardship decisions on 12,643 acres of TVA fee-owned public land on Tellico Reservoir.

TVA develops reservoir land plans to help in the management of reservoir properties in its custody. These plans seek to integrate land and water benefits, provide for public benefits, and balance competing and, sometimes, conflicting resource uses. The *Final Tellico Land Use Plan EIS* will utilize information and data from the *Tellico Reservoir Land Management Plan Environmental Assessment* (EA) (September 1997) and the *Shoreline Management Initiative: An Assessment of Residential Shoreline Development Impacts in the Tennessee Valley* (November 1998).

TVA proposes to develop a reservoir land plan to guide land use approvals, private water use facility permitting, and resource management decisions on Tellico Reservoir. The plan would identify land use zones in broad categories. It is anticipated that lands currently committed to a specific use would be allocated to that current use unless there are overriding pressures for change. Such commitments include transfers, leases, licenses, contracts, power lines, outstanding land rights, or TVA-developed recreation areas.

### **Public Comment Opportunities**

TVA is seeking public input to facilitate public involvement and to identify the range of issues and needs that should be considered in the Tellico Reservoir Land Management Plan EIS. Initial public comments were provided in response to a mail-in questionnaire conducted in 1997. On January 28, 1999, TVA hosted a public scoping meeting at Lenoir City High School, Lenoir City, Tennessee. Attendees were invited to complete a questionnaire identifying issues and concerns regarding proposed actions for the Tellico Reservoir area. Additionally, TVA received public comments through March 1999 via letters, electronic mail (e-mail), phone messages (1-800-TVA-LAND), petitions, and a supplemental questionnaire.

### **Public Comments Analyses**

All responses were reviewed and included as part of the public comments being considered in the Land Use Plan EIS. Analyses are based on the following:

- 451 letters
- 134 e-mail messages

- 102 phone messages
- 99 Tellico scoping questionnaires
- 483 supplemental questionnaires
- 2 petitions
- 120 comment cards

All comments were analyzed for content, and a number of prevailing themes were identified. Many themes, e.g., *Development*, were further divided into sub-themes, i.e., *control/limit development, economic impact of development, oppose development—commercial, industrial, or residential*. Comments representative of a particular theme/sub-theme were identified and provided below. When applicable, frequencies (the *number of times* a comment was made) were computed and included with each theme/sub-theme.

## Summary of Public Comments Analyses

Figure 1 displays the distribution of major themes summarized in the Tellico Land Use Plan Environmental Assessment (EA) completed in 1997. The pie chart illustrates the percent of comments relating to the each major theme. Approximately 200 individuals were surveyed regarding what they value most about TVA land around Tellico Lake, major problems or issues that must be dealt with regarding TVA's management of Tellico Lake, and the features they want to see when looking at the land around the reservoir.

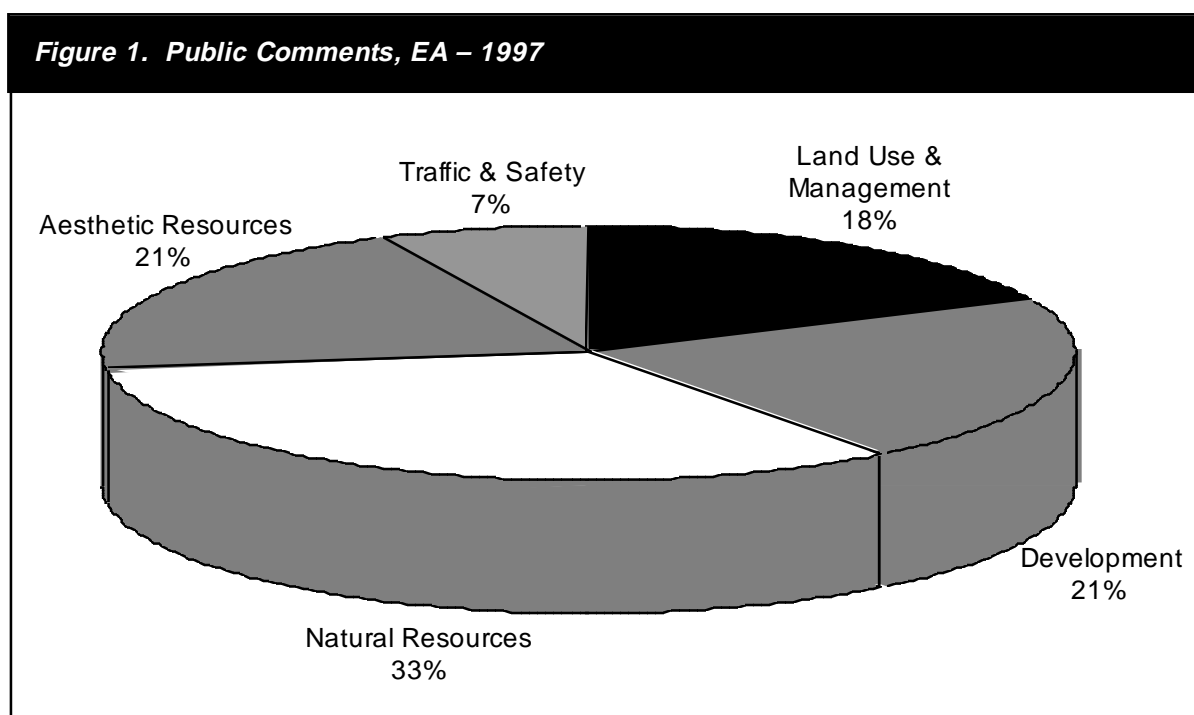


Figure 2 (next page) displays the distribution of major themes summarized in the Tellico Land Use Environmental Impact Statement (EIS). The pie chart illustrates the percent of comments relating to the each major theme. This distribution is based on approximately 750 individuals' comments received by questionnaire, letter, telephone, and e-mail. Petitions (signed by 1502 individuals), 120 public meeting comment cards, and an additional questionnaire are summarized in separate sections of this report.

In both scoping reports, the majority of comments concern development, natural resources, and land use/management. Aesthetics were more of a concern in the EA, whereas economic issues emerged in the EIS as an important issue.

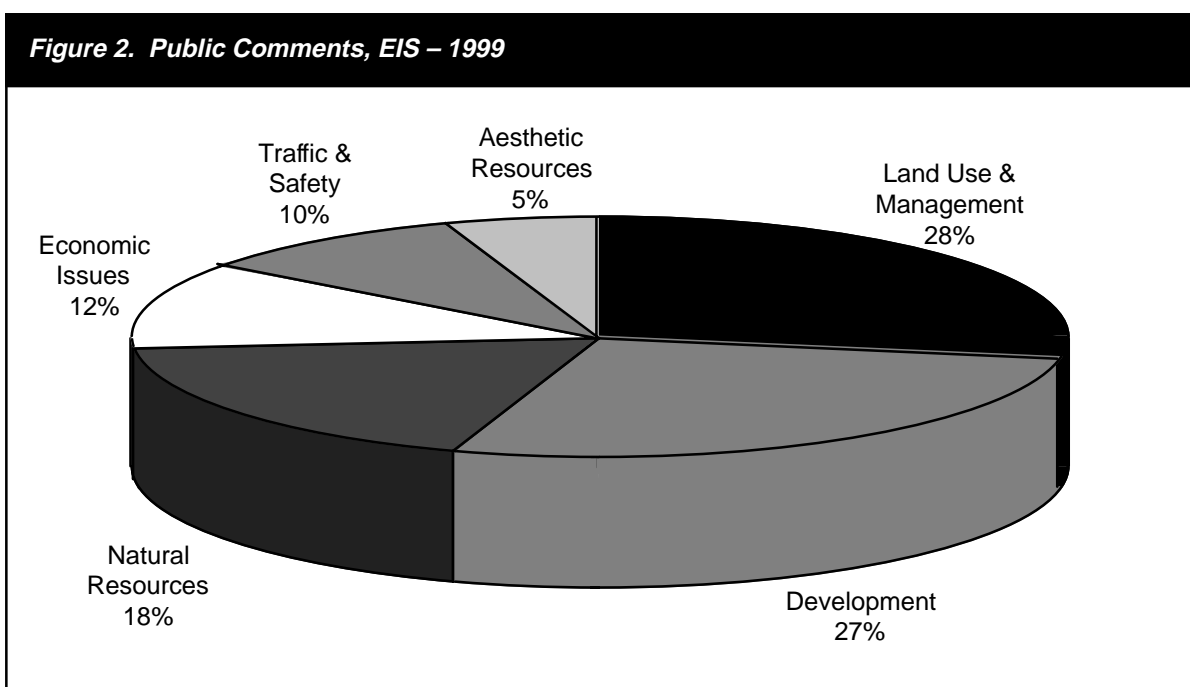


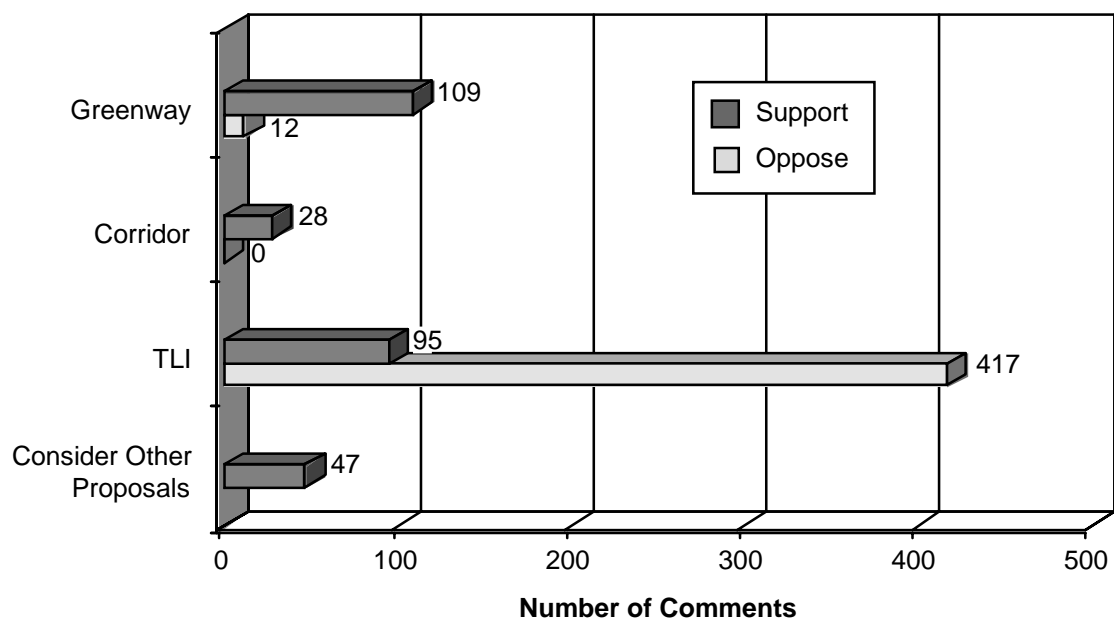
Figure 3 (next page) displays the distribution of comments regarding the proposed land use proposals—River Corridor, Greenway, and Tellico Landing, Inc. (TLI) (see Appendix I for a description of each proposal). The majority of comments were in opposition to TLI, and these comments out-numbered those in support of any other land use alternative, though there appears to be public support for a Greenway. Many comments expressed dissatisfaction with the scope of the TLI proposal, the commercial use of public land, the need for a more detailed master plan with funding considerations, and the impact of the proposal on the surrounding area. There were many comments expressing concern that publicly-owned land should remain for public use.

Table 1 displays all of the themes (general issues and topics) and sub-themes (specific issues and topics related to a particular general theme) that were identified during scoping for the Tellico Reservoir EIS. Themes are listed with their respective sub-themes, along with the number of public comments associated with the theme or sub-theme (frequency) in the adjacent columns. Themes are listed in descending order with the highest frequency theme—*Land Use*—listed first.

In summary, many of the public comments raise issues that are in response to development. For example, there were concerns about the impact of development on boating and car traffic/safety as well as concerns about crowding and pollution. Many natural resource issues involved the impact of development on water quality, erosion, litter, and wildlife habitat.

Specific issues regarding development focused on the economic impact of development on the economy and labor market, concerns about the impact on existing infrastructure, and the associated costs for new construction. Finally, there were also many comments expressing opposition to commercial development and high density housing developments.

**Figure 3. Land Use Proposals**



**Table 1. Public Comments Themes, EIS - 1999**

<b>Land Use</b>	<b>1269</b>	<b>Development Issues</b>	<b>842</b>
General Comments	6	Balance with Environment	10
Consider Other Alternatives	10	Control/Limit Development	77
Greenway	138	Economic Impact	214
General Comments	17	Infrastructure	180
Oppose Greenway	12	Oppose Development	327
Support Greenway	109	General Comments	138
Land Acquisition	58	Oppose Commercial	150
Unfair Land Acquisition	36	Oppose Industrial	4
Return Land to the People	22	Oppose Residential	35
Land Use Plan	112	Support Development	34
Public Access	88	General Comments	6
Public Land	137	Support Commercial	2
River Corridor	35	Support Residential	26
General Comments	7		
Support Corridor	28	<b>Pollution</b>	<b>403</b>
State Park	37	General Comments	96
Tellico Landing, Inc. (TLI)	648	Litter	16
General Comments	91	Noise	102
Oppose TLI	417	Sewage	37
Support TLI	95	Water Quality	152
TLI Funding	45		
		<b>Traffic</b>	<b>270</b>
<b>Natural Resources</b>	<b>273</b>	General Comments	67
General Comments	102	Boat Traffic	81
Cultural	29	Car Traffic	96
Wildlife	142	Crowding	26
<b>Management</b>	<b>259</b>	<b>Aesthetics</b>	<b>184</b>
General Comments	30	General Comments	21
TDEC	5	Natural Scenery	139
TRDA	60	Structural	24
General Comments	26		
Oppose TRDA	32	<b>Recreation</b>	<b>159</b>
Support TRDA	2	General Comments	43
TVA	150	Formal Recreation	77
General Comments	71	Informal Recreation	39
Oppose TVA	65		
Support TVA	14	<b>Safety</b>	<b>113</b>
TWRA	14	General Comments	18
		Boating	62
<b>Public Input</b>	<b>81</b>	Policing and Crime	33
Public Participation	38		
Scoping	43	<b>Taxation Issues</b>	<b>76</b>
<b>Erosion</b>	<b>56</b>	<b>Quality of Life</b>	<b>27</b>
General Comments	15		
Shoreline Erosion	32	<b>Requests for Information</b>	<b>13</b>
Soil Erosion	9		



## Public Comments Analyses

### **Letters, E-mails, and Telephone Messages**

Public comments via letters, electronic mail (e-mail), and telephone messages were compiled and analyzed to identify the range of issues and concerns that should be considered as part of the scoping process for Tellico Lake. From the comments provided, 14 themes and 47 additional sub-themes were identified and are listed below. Comments representative of a particular theme/sub-theme were identified and provided below. A frequency count (the *number of times* a comment was made) is displayed in parentheses.

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#### **Themes (frequency)**

##### **Sub-themes (frequency)**

*Comments*

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### **Aesthetics (155)**

#### **General Comments (13)**

*The proposed alternative will have negative impacts on the current visual appearance.*

*Tellico is the most beautiful lake in the TVA system.*

#### **Natural Scenery (126)**

*One of the true attractions of this area is its natural beauty.*

*We chose Tellico Village because of the pristine beauty of the lake and mountains.*

#### **Structural (16)**

*No building, no matter how well designed, can compete with the natural shoreline.*

### **Development Issues (697)**

#### **Balance Development with Environment (10)**

*There needs to be a balance of developed and undeveloped lands.*

#### **Control/Limit Development (62)**

*Will there be rules and regulations applied to prevent development from becoming a "tourist trap?"*

*Compatible commercial, industrial, and residential development should occur in an orderly and planned manner.*

#### **Economic Impact (174)**

*This county is not economically depressed and does not need economic stimulus.*

*Jobs created from these commercial developments would be low-paying, seasonal jobs that do not benefit the county.*

**Infrastructure (149)**

*Proper placing of roads, utility, sewage, water lines, plus buildings and maintenance facilities will be a challenge.*

*The community infrastructure is not capable of assimilating the additional traffic this development would produce.*

*The infrastructure costs of a dramatic increase in population and traffic are hidden.*

**Oppose Development (276)**

General Comments (106)

*I am opposed to developing any land around Tellico Lake.*

*I am concerned about the continued loss of public land and want to protect the natural beauty of the area.*

Commercial (134)

*It is important to TVA, the state of Tennessee, and the local residents that no further commercial development take place on these public lands.*

*The lake and its surrounding areas are too valuable a resource to be spoiled by commercial development.*

*The commercial aspects of the project are undesirable, unneeded, and unwanted.*

Industrial (4)

*Additional industrial sites will cause problems.*

Residential (32)

*We do not need any more waterfront lots.*

*The proposed high density residential settlements will have a devastating effect of what is left of the character of the area.*

**Support Development (26)**

General Comments (5)

*Development will open up to the public one of the prettiest and cleanest lakes in the system.*

Commercial (2)

*I support the effort to develop a tourist destination on the Tellico Reservoir.*

Residential (19)

*I support developing residential sites on the shores of Tellico Lake.*

**Erosion (44)**

**General Comments (13)**

*Erosion will be increased.*

**Shoreline Erosion (26)**

*Increased water traffic will greatly increase shoreline erosion.*

*Shoreline erosion, already a problem, will be significantly accelerated.*

**Soil Erosion (5)**

*I am concerned about possible soil erosion.*

**Land Use Issues (1096)**

**Consider Other Alternatives (10)**

*Please consider an alternative plan that would protect and preserve this public land and our natural environment.*

**Greenway (97)**

General Comments (12)

*Our major concern with this alternative is where this greenway should begin and end.*

*Issues related to noise, nuisances, aesthetics, habitat loss, and pollution are relevant to the greenway.*

Oppose Greenway (6)

*The proposed greenway system seems to be an unwise and unnecessary use of resources.*

Support Greenway (79)

*I wish to see the land put into a greenway.*

*I support the greenway as long as it serves to retain the natural beauty and wildlife.*

**Land Acquisition (56)**

Unfair Land Acquisition (36)

*Land was forcibly taken from people years ago.*

Return Land to the People (20)

*Return the land from the people you stole it from.*

**Land Use Plan (106)**

*The utilization of this land for this purpose is in direct conflict with the original TVA master plan, the Shoreline Initiative Plan, and the Loudon County Growth Management Plan.*

*There are no compelling reasons to change the master plan.*

**Public Access (71)**

*Maintain the public access for multiple recreational uses.*

*I think the public should be able to use and enjoy this property.*

**Public Land (128)**

*I am against selling land to public developers.*

*Public land should be held for public use.*

**River Corridor (20)**

General Comments (5)

*The river corridor should maintain its natural character.*

Support Corridor (15)

*A river corridor is a reasonable alternative.*

**State Park (29)**

*A state park would be the best possible use of this pristine land.*

*A state park would preserve the scenic beauty, wildlife, and natural resources of the area.*

**Tellico Landing, Inc. (TLI) (579)**

General Comments (78)

*The proposal lacks any real details upon which to adequately estimate the potential impacts to residents and the area.*

*Where is the detailed master plan regarding who controls future changes of the project and who has ultimate financial responsibility?*

Oppose TLI (369)

*I am opposed to the Tellico Landing project and request that TVA decline to sell any public lands for this purpose.*

*The proposed development plans would be extremely undesirable for the designated area and the county.*

*We are against using this TVA land for a live entertainment park, a 20,000-seat amphitheater, and various rental and commercial facilities.*

*Your proposed development will spoil the environment we call home.*

Support TLI (94)

*I am in favor of the proposed Tellico land development.*

*TLI is progressive enough to provide positive economic development in the region, while conservative enough to maintain and preserve the natural and historic resources of the area.*

TLI Funding (38)

*What financial assurances are there that the proposal will be completed?*

*We do have concerns about the financial capabilities to successfully undertake and complete such a large complex project.*

**Management (235)**

**General Comments (22)**

*I think there needs to be a consortium of nonprofit groups.*

*If you can't take care of this public land, turn it over.*

**Tennessee Department of Environment and Conservation (TDEC) (3)**

*I applaud TDEC for their expressed interest in the future development and management of a greenway.*

**Tellico Reservoir Development Agency (TRDA) (58)**

**General Comments (26)**

*TRDA should not sell any of this land for economic development.*

**Oppose TRDA (30)**

*TRDA has not been as good a caretaker of our public lands as we had hoped.*

*Please do not turn these lands over to TRDA.*

**Support TRDA (2)**

*The strategy of TRDA has been a success.*

**Tennessee Valley Authority (TVA) (140)**

**General Comments (61)**

*Now is the time for TVA to serve the purpose for what is was originally intended.*

*TVA, as a government agency, has a responsibility to ensure that any lands under its jurisdiction are managed for the greatest public good.*

**Oppose TVA (65)**

*We feel the TVA is betraying the county's citizens with this sale when there are so many alternatives for its use.*

*I am quite concerned that TVA would ever consider offering public land, purchased with our tax dollars, up for sale.*

**Support TVA (14)**

*TVA is largely responsible for the beneficial development of east Tennessee.*

*We highly commend the TVA for their foresight and good management in bringing and maintaining this wonderful resource to those of us who live in east Tennessee.*

**Tennessee Wildlife Resources Agency (TWRA) (12)**

*Turn the land over to the Tennessee Wildlife Association to manage public lands.*

**Natural Resources (206)**

**General Comments (71)**

*I am concerned about the impact of development on the ecological diversity in the area.*

*Development should emphasize sensitive resource management that allows for the preservation and enhancement of wetlands, biodiversity, archeological and historic resources, and natural resource conservation.*

**Cultural (27)**

*This development will maintain the history of the region.*

*I am primarily concerned about the potential impact on cultural and archeological resources in the Tellico Reservoir area.*

**Wildlife (108)**

*The loss of wildlife habitat and subsequent displacement due to residential/commercial development is a concern.*

*Keep as much land as possible open for wildlife.*

**Pollution and Environmental Issues (324)**

**General Comments (82)**

*Air pollution can be avoided by not allowing it to be generated on the shore of Tellico Lake.*

*Consider the impact of pollution.*

**Litter (8)**

*It can be expected that paper food wrappers, beverage containers, etc., will be discarded on the grounds and in the lake.*

**Noise (79)**

*There will be significantly more noise pollution from the increase use of the land and water.*

*The noise pollution from such a large development would spoil the tranquillity of the area.*

**Sewage (33)**

*We are concerned with the location of the necessary disposal of wastewater from a large residential and recreational complex.*

*The proposal will put additional strain on the water treatment and sewage treatment facilities in the area.*

**Water Quality (122)**

*No matter what precautions are taken, a development like this will certainly add contaminates to the lake.*

*Evaluate the impact of construction activities, golf courses, high peak runoffs, sewage treatments, fertilizers, pesticides, insecticides, increased suspended solids, point and nonpoint discharges, and other pollutant sources.*

### **Public Input (71)**

#### **Public Participation (28)**

*Citizen input should have come as a number one concern.*

*TVA needs to involve the people affected by their decisions in discussion regarding the future of the land.*

#### **Scoping (43)**

*The EIS must address more than the simple change in land use designation which is required before TVA lands can be sold.*

*I was disappointed with the lack of foresight in organizing the public meeting.*

### **Quality of Life (27)**

*It is imperative to maintain the quality of life in this area.*

*This project would create many problems for a county that is striving to maintain a high quality of life in a semi-rural environment.*

### **Recreation (122)**

#### **General Comments (33)**

*More recreational opportunities will be beneficial.*

*TVA lands need to be developed to provide recreational areas that preserve the natural beauty of the land and river.*

#### **Formal Recreation (58)**

*Open the land up to hiking trails, more camping sites, and more boat launch areas.*

*A far better use of land would be to have non-motorized trails and picnic areas.*

#### **Informal Recreation (31)**

*Swimming, fishing, and boating as is now enjoyed will no longer be possible.*

*The loss of free hunting and fishing on 825 acres now controlled by TVA for public use is a serious loss to the outdoor sportsman.*

### **Requests for Information (13)**

*I would like a copy of the proposed Tellico initiative.*

*I would appreciate it if you would keep us advised regarding this project.*

**Safety (93)**

**General Comments (15)**

*Consider the impact that thousands of additional people using the lake will have on safety.*

**Boating (50)**

*The increased boat traffic associated with development will maximize the level that Tellico Lake can reasonably accommodate.*

*We would appreciate to hear any TVA plans to combat immature and irresponsible boating on the Tellico Reservoir.*

**Policing and Crime (28)**

*The possibility of local residents being victims of violent crime will significantly increase.*

**Traffic (217)**

**General Comments (60)**

*Development will devastate our quiet, rural area with an influx of traffic.*

*Traffic and transportation costs will be significant and costly.*

**Boat (60)**

*Additional boats and personal water craft will make Tellico Lake overused and overcrowded.*

*The danger level of boating by irresponsible boaters would increase unless restrictions on speed are introduced and enforced.*

**Car (78)**

*We are concerned about the traffic on the roads that will significantly increase due to development.*

*Traffic congestion and/or accidents would greatly inconvenience the working public and could possibly affect access to emergency services.*

*The traffic intensity on Route 321, canal bridges across the lake, and other roadways would increase a considerable amount.*

**Crowding (19)**

*The lake is already too crowded.*

*We shudder to think of the large number of people that would be drawn to the area.*

**Taxation Issues (74)**

*I am concerned about increased taxes to added utilities and other currently unavailable services that would be needed for the development area.*

*It is entirely possible that area residents will become unwillingly responsible for the costs associated with the project.*



## **Tellico Questionnaire Analysis**

During a public scoping meeting held on January 28, 1999, at Lenoir City High School, Lenoir City, Tennessee, attendees were invited to complete a four-item questionnaire regarding the range of issues and concerns that should be considered as part of the scoping process for Tellico Lake. Listed below are the various themes and sub-themes identified from the questionnaire responses. Comments representative of a particular theme/sub-theme were identified and provided below. A frequency count (the *number of times* a comment was made) is displayed in parentheses.

### **Question 1: What issues should be addressed concerning the designations of portions of the Tellico River as a “River Corridor” to maintain its natural character?**

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#### **Themes (frequency)**

##### **Sub-themes (frequency)**

##### *Comments*

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#### **Aesthetics (13)**

##### **General Comments (6)**

*How will the river corridor’s natural character be affected?*

*If the natural character is to be maintained, then it must be left as natural as is.*

##### **Natural Scenery (6)**

*Preserve the wild, natural, and scenic beauty.*

*All effort should be concentrated to maintain this river corridor in its current natural beauty state.*

##### **Structural (1)**

*There should be no negative visual impacts along the shoreline such as docks and homes.*

#### **Development Issues (29)**

##### **Control/Limit Development (3)**

*There should be minimum development, restricted to improving public access to this amenity, with limited construction of facilities to accommodate public usage.*

*Commercial development without clear and concise restrictions and covenants will drive an environment of greed, corruption, noise, and pollution.*

##### **Economic Impact (2)**

*How can continued high impact .i.e., high density, commercial development of the shoreline) be justified in prosperous, growing, low unemployment Loudon County? The real need is for quality, stable, higher paying employers.*

*Impacts and benefits to local economy.*

**Infrastructure (1)**

*The adequacy of existing roads and bridges is an issue.*

**Oppose Development (21)**

General Comments (15)

*Leave it natural; do not develop.*

*Our preference is to leave the east side of Tellico Lake as natural as is possible. The property should not be sold to private developers under any circumstances.*

*Maintain the shoreline in its present state as much as possible.*

Commercial (5)

*Keep commercial development completely away and separate from the river corridor.*

*There should be absolutely no commercial developments.*

*Loudon County definitely does not need an amusement park.*

Residential (1)

*Prevent high density housing.*

**Support Development (2)**

General Comments (1)

*Open up some development in upper portions of lake in upper part of Monroe and lower part of Blount Counties on Highway 72 East.*

Residential (1)

*If it must be developed, then only home sites and golf courses.*

**Erosion (5)**

**General Comments (2)**

*I think there should be a corridor all along the river ways to slow the process of erosion.*

**Shoreline Erosion (2)**

*Having lived on Lake Sidney Lanier, a Corps of Engineers lake project in north Georgia, I have seen what unanticipated erosion, pollution, etc(, can do to a lake that has less vulnerability to these hazards because of its area/volume to shoreline ratio.*

*The development of shoreline docks and larger and larger marinas has resulted in very large boats (25 feet plus) that not only do major damage to the shoreline but also reduce the outdoor experience.*

**Soil Erosion (1)**

*Prevent erosion of soils.*

## **Land Use Issues (33)**

### **General Comments (3)**

*No lands should be sold, leased, or otherwise given to anyone for any type of private water-use facility.*

*Permanently redesignate “cultural/public use/open space” to “natural wildlife(”*

### **Greenway (4)**

#### **Oppose Greenway (2)**

*Compare the “as is” condition of the area now to the few benefits and many negative qualities of a greenway.*

#### **Support Greenway (2)**

*All of Tellico River from Lenoir City to River Mile 20 needs to be a greenway area!*

*All of Tellico River starting at Mile Marker 0 should be a greenway corridor for the use of all people to be able to use the land and the water.*

### **Land Acquisition (1)**

#### **Return Land to the People (1)**

*I feel this land should be left alone as TVA land or returned to its rightful owners.*

### **Land Use Plan (1)**

*A piecemeal conveyance of the 217 acres outside the master plan of TVA is itself a breach with the public.*

### **Public Access (3)**

*Access should be addressed.*

*There is presently public access to many areas in the corridor, and they are minimally used.*

*Vehicular entry and egress.*

### **Public Land (3)**

*TVA land should be retained for public use.*

*When the original planning and commitments were made there was much more land designated to public use and wildlife...each time TVA reviews Tellico, another large section of public land falls to the developed side of land use.*

### **River Corridor (15)**

#### **General Comments (2)**

*I feel that the river corridor should be used for passive nature/recreational uses (such as trails, wildlife conservation/observation, fishing and hunting, and open space uses) and to preserve natural beauty of the river.*

Support Corridor (13)

*The river corridor is a very good idea for limiting developments all along the river and for preserving as much as possible of the shoreline's natural beauty.*

*This is an excellent concept and should be applied to as much of the river as possible.*

*Designation as a river corridor is consistent with the Goals 2000 growth plan developed in 1998 by Loudon County.*

**Tellico Landing, Inc. (TLI) (3)**

Oppose TLI (2)

*To maintain the natural character of a river corridor would appear to require eliminating or greatly reducing any commercial exploitation from the TLI proposal.*

Support TLI (1)

*I'm not involved with Tellico Landing, but I am in favor of its development. It is a shame what happened in the past, but time goes on and progress must be made to insure the future.*

**Management (7)**

**General Comments (1)**

*I see three different agencies as choice for the goal of preservation while maintaining the lake and river's natural character—TWRA, TDEC, State Parks or State Forest.*

**Tennessee Department of Environment and Conservation (TDEC) (2)**

*It would be appropriate for TVA to transfer management of all of the TVA public-owned land on the Tellico Reservoir to the TDEC.*

**Tennessee Valley Authority (TVA) (2)**

General Comments (2)

*TVA has a moral and environmental responsibility to protect the beauty and environmental integrity of the Tellico River.*

*I favor natural resource conservation and management by TVA, since private owners are not knowledgeable about these resources, resources which enrich everyone who uses the lake.*

**Tennessee Wildlife Resources Agency (TWRA) (2)**

*This property should be left natural with TWRA managed wildlife preserve.*

**Natural Resources (20)**

**General Comments (9)**

*Natural support and protection of the environment, habitat for animals, and plant life are required to maintain the natural character of the river.*

*The environment should not be impacted to a great extent, and there should be enough woodland to support life and the banks of the river.*

*Issues to consider are wildlife and forest management.*

**Wildlife (11)**

*Keep land in an undeveloped state to preserve animal habitat.*

*Put the welfare of wildlife first...we are not the only species.*

*To develop the area in question means destruction of the forest areas and the demise of animal and bird habitats.*

**Pollution and Environmental Issues (9)**

**General Comments (1)**

*Ecologically, the erosion and pollution of Tellico Lake due to higher density transient boat traffic, marginal shoreline protection, maximum quantity of sewage effluent, and golf course fertilizer runoff all have very negative impact on a lake that is quite small in area and volume but large in shoreline.*

**Litter (1)**

*Ninety-five percent of the plastics, bottles, garbage, etc(, tend to come from boaters and fishermen who do not live in the immediate area.*

**Noise (3)**

*Noise pollution is a concern(*

**Water Quality (4)**

*What rules will apply to the Tellico River usage to keep it safe and clean?*

*Preservation of water quality is an issue.*

**Recreation (10)**

**General Comments (1)**

*We wholeheartedly oppose development of this land as anything but natural, low impact, public recreation(*

**Formal Recreation (6)**

*I am in support for the installation of primitive camp grounds for boy scouts and girl scouts, hiking trails, and canoe rentals.*

*There are needs for day-use facilities.*

*The area should have a visitor centers with parking.*

**Informal Recreation (3)**

*I support recreational uses that are generally passive in nature (e.g., trails, fishing, hunting, wildlife observation, and general open space uses) and are located in specified areas that do not interfere with the natural beauty of the river.*

**Safety (7)**

**General Comments (1)**

*Lake and river boating safety are at risk from inability to police such large bodies of water adequately.*

**Boating (6)**

*Increased boat traffic, especially with inexperienced operators would create a crowded, unsafe condition.*

*Jet skies are always a safety problem and one-time boat renters are always difficult due to inexperience and an uncaring attitude.*

**Traffic (10)**

**General Comments (2)**

*Traffic is an issue*

**Boat (8)**

*Tellico Lake is not wide enough to support a lot of boat traffic.*

*Boating traffic would be very heavy, especially on weekends.*

*Don't allow them to include marinas, jet-ski areas, etc. Everyone should be able to enjoy the beauty of the river. Just don't overrun it with boats.*

**Question 2: A trail and recreation “greenway” managed by the State of Tennessee Parks Division may be proposed from River Mile 7 to about River Mile 20 along the eastern shoreline of Tellico Reservoir. What issues or problems should be addressed concerning the “greenway” concept?**

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**Themes (frequency)**

**Sub-themes (frequency)**

*Comments*

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**Aesthetics (6)**

**General Comments (2)**

*Preservation of scenic beauty is a concern.*

**Structural (4)**

*Height limits should be put in for signs and buildings to prevent their blocking of the greatest thing the lake has to offer—a view of the mountains.*

*There should be no negative visual impacts along the shoreline such as docks and homes.*

**Development Issues (11)**

**Control/Limit Development (2)**

*The greenway should be maintained to keep commercial development at some distance from shoreline for watershed purposes.*

**Economic Impact (1)**

*There is the issue of getting enough workers to handle the additional needs. It is very difficult now to get and keep workers.*

**Infrastructure (3)**

*Extend east Tellico Parkway to the north end of the greenway.*

*What about the personnel required for garbage pick-up, ranger requirements, population impact on area?*

**Oppose Development (5)**

**General Comments (3)**

*I prefer the area be left in its pristine state.*

**Commercial (2)**

*Selling or giving ownership of a trail and recreation greenway to commercial developers would be a big mistake. Sooner or later, someone will come up with the idea to build hot dog stands, mini restaurants, souvenir shops, gaudy picnic pavilions, etc.*

**Erosion (2)**

**Shoreline Erosion (1)**

*The lakeshore still needs to be maintained to minimize erosion.*

**Soil Erosion (1)**

*Any decisions should keep in mind the effects on land erosion.*

**Land Use Issues (51)**

**Greenway (37)**

**General Comments (5)**

*The greenway should be kept green with at most a hiking trail, and a few isolated picnic tables, trash cans, and porta-johns, co-located with parking spaces.*

*We believe the best place for a trail and recreation greenway would start at River Mile 0 and go south for only as far as is absolutely necessary.*

**Oppose Greenway (4)**

*I truly believe if a survey or study of other counties' greenways was conducted, the true number of users to the number of people in that county would show that very few people really use these areas. The cost of upkeep outweighs the uses.*

*The Parks system has difficulty maintaining existing parks and we should not add to the burden.*

**Support Greenway (28)**

*The greenway concept is desirable and should extend the entire way to Highway 321.*

*A trail and recreation greenway managed by the state that would preserve the beauty and natural character of the shoreline is a good idea.*

*Extend the concept and have it run from 0-20 River Miles.*

**Land Use Plan (1)**

*Preserving the greenway is what TVA had going for it in the original plan.*

**Public Access (8)**

*One of the main concerns is over the access and parking for the corridor.*

*Make most access from the land side and not from the water side.*

*Time limits should prevent people from using them at all hours of the night and also to prevent lake user from accessing the restrooms.*



**Tellico Landing, Inc. (TLI) (3)**

General Comments (3)

*It is a better idea to move shore preservation closer to the dam than to the Mile 9 location. In fact, switching its location with the Tellico Landing would seem to make more sense.*

**State Park (2)**

*The whole area should be turned into a state park, not just a greenway.*

**Management (4)**

**General Comments (4)**

*Who would maintain the greenway? Even the Great Smoky Mountains Park has major problems with lack of funds?*

*By becoming managed by the state of Tennessee parks, does that mean that full time personnel will monitor the trails?*

**Natural Resources (19)**

**General Comments (14)**

*This area should be kept in a natural state to preserve the ecology for future generations.*

*The damage that will be caused to the trees and plant life needs to be considered.*

*Natural shoreline and natural wildlife must not be impacted.*

**Cultural (1)**

*Consider a rural life center for each historic preservation community site (i.e., Morgantown, Old Virginia Fort, Coytee Indian Camps).*

**Wildlife (4)**

*Wildlife displacement and loss of habitat are issues.*

*Any decision should keep in mind the effects on plant and animal life.*

**Pollution and Environmental Issues (10)**

**Litter (3)**

*Trash thrown into the river is an issue.*

**Water Quality (7)**

*Any decisions should keep in mind the effects on water quality.*

*Parks use fertilizers which choke the waterways with poisons to fish and wildlife; this encourages algae growth and unsightly water/shoreline conditions.*

**Recreation (18)**

**General Comments (4)**

*Golf does not represent all recreation. Hunting, fishing, boating, bird watching, family outings in coves, etc., are all very important forms of the cross-section of local citizens that own this land.*

*Consider recreation possibilities.*

**Formal Recreation (13)**

*Overnight campgrounds and restroom facilities.*

*I strongly oppose campgrounds and cottages; hiking trails, picnic tables for daily use as the Smokies provide should only be provided.*

*The venues of the greenway should be preserved for hiking, horseback riding, and biking trails.*

**Informal Recreation (1)**

*Hunting and other activities (horseback riding, etc.) should not be affected.*

**Safety (6)**

**General Comments (2)**

*Who would monitor for safety of the people?*

**Policing and Crime (4)**

*There will be a need for increased personnel for enforcement (on the trails and at trail heads) to limit use of remote areas for unsavory criminal activities.*

*A greenway sounds like a good idea but will need to be maintained and kept orderly (e.g., groups of boaters and jet skiers prevented from docking on the shore and collecting for after parties).*

**Traffic (5)**

**General Comments (2)**

*Traffic into the area will create problems.*

**Boat (1)**

*Lake traffic is reaching a saturation point.*

**Car (2)**

*Highway 321 already serves as a corridor to the Smokies with traffic of trailers, mobile homes, RVs and the like, pushing it beyond its safe two-lane limit.*

**Question 3: What issues should be addressed concerning the proposed Tellico Landing, Incorporated, project and plan?**

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**Themes (frequency)**

**Sub-themes (frequency)**

*Comments*

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**Aesthetics (7)**

**Natural Scenery (4)**

*It appears that the proposed commercial development will destroy the natural beauty of the lake.*

*The attraction of this area is its natural beauty.*

**Structural (3)**

*Consideration should be given for a Hilton Head-type model of growth and development along Highway 321 between Fort Loudoun Dam and Maryville where facilities are set back in the trees in natural settings; gaudy signs and lighting are not permitted; and communities are gated.*

**Development Issues (71)**

**Control/Limit Development (6)**

*Why let them have so much of the prime shoreline strip without requiring inland development instead?*

*Make sure that the commercial elements of Tellico Landing are located close to the 321 bridge and the residential upstream.*

*Only similar housing to what already present should be considered if developed.*

**Economic Impact (30)**

*The planning and economic strategies for high- tech, high-pay jobs should be proposed to initiate growth and not be many minimum wage jobs that this proposal would provide.*

*I am concerned about the influx of workers with low skill sets needed to occupy low-paying, seasonal jobs.*

*Consider the large transient population impact on total geographic area and the economic costs resulting from such exploitation by opportunists and obligation free visitors to land and waterways.*

**Infrastructure (22)**

*The impact to Loudon County infrastructure will include school systems, utilities, fire protection, emergency response, police, household waste, road construction and maintenance, and medical services.*

*Highway 321 from Interstate 75 could not support or handle the increase tourist and business traffic.*

*All roads must be improved.*

### **Oppose Development (9)**

#### **Commercial (7)**

*Allowing this development will open the door for continued development. Stop the development on this lake.*

#### **Residential (2)**

*The number of housing units proposed bring another set of problems including displacement of wildlife from wooded areas, increased fertilizer runoff from house and golf courses into the lake, increased traffic on local secondary roads, lack of sanitary sewer access, and increased crime potential.*

### **Support Development (4)**

#### **Residential (4)**

*Limit the proposal to residential development located north of Upper Bend near dams.*

*Without the commercial aspects, a residential development would be much less undesirable.*

### **Erosion (4)**

#### **Shoreline Erosion (2)**

*Bank erosion from boating traffic is an issue.*

#### **Soil Erosion (2)**

*Soil erosion from construction is an issue.*

### **Land Use Issues (63)**

#### **General Comments (3)**

*Is this the best use of the land?*

#### **Land Acquisition (1)**

##### **Return Land to the People (1)**

*If they really want to go through with this project, they should sell the land back to the people they bought (stole) it from and let them have the option to sell it or keep it.*

#### **Land Use Plan (2)**

*The proposal is incompatible with the original land use plan.*

**Public Access (4)**

*One of the first major concerns regarding the proposal is the highway access*

*There should not be any public access other than homeowners.*

**Public Land (4)**

*Any development of land for the people should be by the people (i.e., state or local government's parks and recreation department).*

*Do not sell or develop any public land now managed by TVA or TRDA.*

**State Park (2)**

*The best way to give the land back to the people is to make it a state park that everyone could enjoy.*

**Tellico Landing, Inc. (TLI) (47)**

General Comments (6)

*Viability of the Tellico Landing project being completed as proposed; credibility of the developers; developers' experience in similar types of development projects.*

*It appears to be a very piecemeal approach.*

Oppose TLI (35)

*The project and plan would destroy the original intent for this land.*

*If this project goes forward, it will create havoc on the waterways and especially on the roads in the area.*

*The historical items listed are already available in the area and are not needed. Also, area golf courses are under-used, and more are not needed.*

TLI Funding (6)

*TLI seems very weak financially, leaving Loudon County potentially stuck with a half-developed, ruined piece of land...please provide a cash flow diagram for the ten-year timeline of the project, concrete ten-year development plan with milestones, and a contingency plan to account for setbacks, delays, and funding snafus.*

*Financing for each of the proposed areas is an issue.*

**Management (8)**

**General Comments (2)**

*How well will the land be managed? What things will be conserved and reserved?*

**Tellico Reservoir Development Agency (TRDA) (2)**

Oppose TLI (2)

*Much of the land taken by the Tellico project has already been developed by private industry or private developers. TRDA is an arm of these developers and should have little if any interest in the remaining lands owned by TVA in Loudon County.*

**Tennessee Valley Authority (TVA) (4)**

General (4)

*TVA should retain all of its lands for public use.*

*Does TVA have to make a profit from the land to appease the Congress?*

**Natural Resources (22)**

**General Comments (5)**

*Do not allow them to denude the shoreline. No tree removal should be allowed except for trails down to dock areas.*

*The proposal has no advantages to the area—only degradation of the environment.*

**Cultural (1)**

*Disturbance of archaeological sites is an issue.*

**Wildlife (16)**

*Damage of natural wildlife is an issue.*

*I am concerned about the displacement of wildlife from wooded areas to surrounding properties.*

**Pollution and Environmental Issues (49)**

**General Comments (10)**

*Environmental issues including runoff/erosion, sewage treatment, adequate access on highways and roads will be significant.*

*The pollution would be awful.*

**Litter (4)**

*Disposal of trash by lake visitors must be considered.*

**Noise (19)**

*Noise pollution from “music theater” is a concern.*

*The increased traffic and noise across the lake is an issue.*

*A waterfront amphitheater would be an environmental disaster from noise and light pollution standpoint.*

**Sewage (3)**

*The lack of sanitary sewer access is a concern. If the developer depends on septic systems, the potential for groundwater contamination increases.*

**Water Quality (13)**

*Wastewater disposal from the 700 housing units; chemical runoff from the golf courses and lawn into the lake must be considered.*

*Urban runoff into the lake carrying mud, pesticides, herbicides, fertilizers, grease from roads, oil as well as discarded trash and garbage from users of this type of development is not the most desirable nor acceptable use of this land as outlined in the Loudon County Growth Plan.*

**Public Input (3)**

**Public Participation (3)**

*Let the people from the affected counties vote if TVA should sell the land that was stolen from their family and friends.*

*Options for development should have been sought from people who live or work in the surrounding region.*

**Recreation (5)**

**General Comments (3)**

*The public land available for hunting, fishing, and recreation is a big attraction.*

*It seems that Loudon and Monroe Counties are already abundantly blessed with golf courses.*

**Informal Recreation (2)**

*There will be a negative impact on current sporting activities, i.e., fishing, hunting, water skiing, and swimming.*

**Safety (4)**

**Boating (3)**

*I am concerned about fatal boating accidents due to overcrowding conditions and dangerous boating conditions for teenagers.*

**Policing/Crime (1)**

*High-priced housing with increase value draws a certain criminal element to the area.*

**Traffic (25)**

**Boat (7)**

*Increased boating traffic is an issue.*

*Consider the amount of boat traffic that will be added to the lake. Summer weekends are crowded already.*

**Car (14)**

*The proposed amphitheater is entirely too large a facility for this area. That large a crowd would result in putting 5000-7000 cars on Route 321 after every performance. Even after 321 is widened, it will not support that level of traffic.*

*Road traffic congestion in area of Fort Loudoun Dam must be considered.*

**Crowding (4)**

*I am concerned about the concentration of people and buildings.*

**Taxation Issues (2)**

*Will it be worth the tax money we pay out?*



**Question 4: What other issues/concerns should be addressed that may impact the planning of TVA land use on Tellico Reservoir?**

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**Themes (frequency)**

**Sub-themes (frequency)**

*Comments*

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**Aesthetics (3)**

**Natural Scenery (3)**

*This area has been gifted with such natural beauty.*

**Development Issues (34)**

**Control/Limit Development (4)**

*Maintain the present situation by allowing only residential and light commercial development and keeping other development well away from the lake.*

*If development is necessary, keep it residential in nature.*

**Economic Impact (7)**

*The employment rate here is high and we don't need these low-paying jobs.*

*The region does not need the government to promote economic development; the economy of the area is good to excellent.*

**Infrastructure (5)**

*The cost of new roadways and upkeep of old roads is an issue.*

*Is the infrastructure robust enough to handle the additional requirements?*

**Oppose Development (16)**

**General Comments (14)**

*Leave the land as is for future generations to enjoy in its natural form.*

*Keep it natural and do not develop.*

**Commercial (2)**

*Are we going to protect Tellico Reservoir from commercial development? Or are we going to let commercial development ruin Tellico Reservoir?*

**Support Development (2)**

**Residential (2)**

*I recommend that the area be developed for primarily residential use.*

**Erosion (1)**

**Shoreline Erosion (1)**

*No projects should be approved that increase bank erosion.*

**Land Use Issues (26)**

**Land Use Plan (2)**

*The land should be maintained as open space in areas so designated in the original land use plan or used in ways compatible with designations such as the river corridor or greenway.*

*Tellico Lake is too narrow and small to accommodate increased water use beyond the current TVA land use plan.*

**Public Access (2)**

*Let the people purchase more ingress and egress rights in zone.*

**Public Land (2)**

*Public lands should remain in the public trust.*

**State Park (4)**

*Land owned by TVA should be kept for parks and noncommercial use.*

*The remaining land should be preserved as a state or local park.*

**Tellico Landing, Inc. (TLI) (16)**

**General Comments (4)**

*Make the developers give a specific outline as to what the development will look like. The presentation they gave was far too general and lacked many specifics. Too many loop holes.*

*With the small number (500-700) of homeowners proposed by TLI, I seriously question the feasibility of the project as proposed.*

**Oppose TLI (11)**

*The Tellico Landing Project is totally unacceptable.*

*Loudon County doesn't need any more golf courses, theme parks, or anything else that would cause more traffic and all other problems that would go along with this proposal.*

**TLI Funding (1)**

*Financial condition of developer is an issue.*

**Management (9)**

**General Comments (5)**

*Keep your promise. Leave this land open for the local who tended it for decades before TVA and TRDA came along.*

*I think the TVA and TRDA authorities should be very clear in that approving this plan means destroying the area as it is and creating a development.*

**Tennessee Valley Authority (TVA) (4)**

General (4)

*I would hope that TVA would keep all the public's welfare in mind and not factor any particular group for commercialism.*

*TVA has taken many acres of private property from Loudon County residents and has only given the Lenoir City Park and Melton Hill Dam Park back to the people.*

**Natural Resources (6)**

**General Comments (3)**

*This area should be for the preservation and enhancement of historical and natural resources conservation.*

**Wildlife (3)**

*I feel that the river corridor should be used for...wildlife conservation and observation.*

*Public land and wildlife habitat is being lost at an alarming rate across the nation...the greatest public good will be served by maintaining the Tellico Reservoir in its natural state for wildlife and public access now and in generations to come.*

**Pollution and Environmental Issues (11)**

**General Comments (3)**

*Pollution is an issue.*

**Noise (1)**

*Noise pollution is an issue.*

**Sewage (1)**

*How will TLI runoff into Tellico Lake be treated?*

**Water Quality (6)**

*The health of Tellico Lake should be the most important issue.*

*Over-development has already destroyed the beauty and cleanliness of the lake.*

**Public Input (7)**

**Participation (7)**

*The people of the area should be given the opportunity in the early stages to participate in the decision making of the future of the Tellico Reservoir. TVA should provide very detailed information regarding their proposals and allow the public to comment.*

*Will the people who now live in the area have a real choice, or is this a done-deal?*

**Recreation (4)**

**General Comments (2)**

*Leave the land open for hunting, horseback riding, and other recreation.*

**Informal Recreation (2)**

*I feel that the river corridor should be used for passive nature/recreational uses such as trails, wildlife conservation/observation, fishing and hunting, and open space uses.*

**Safety (3)**

**Boating (3)**

*What limits can or should be placed on boat access to prevent significant deterioration of the environment and degradation of boating safety.*

**Traffic (13)**

**General Comments (3)**

*Traffic is an issue.*

**Boat (5)**

*If TLI is executed, the increase in boat traffic on the Tellico Reservoir will overcrowd this modest body of water.*

**Car (2)**

*I have concerns about the road traffic, particularly on 321 and the dam.*

**Crowding (3)**

*I am concerned about the influx of people and businesses to the area.*

## **Petitions**

The following petition was received by TVA and signed by 1396 individuals opposing development of TVA public lands on Tellico Lake.

I, the undersigned, oppose development of TVA public hunting and fishing and other recreation lands. With development come more car and boat traffic, marinas, golf courses, hundreds of homes, parking lots, and theme parks. The results are destructive shoreline erosion and an increase in water, air, and noise pollution on an already endangered ecosystem. Let's preserve Tellico Lake TVA public lands in their present natural state for future generations to come and enjoy.

The following themes and sub-themes were identified from this petition.

## **Development**

### **Oppose Development**

#### **Oppose Commercial Development**

*With development come more marinas, golf courses, parking lots, and theme parks.*

#### **Oppose Residential Development**

*With development come hundreds of homes.*

## **Erosion**

### **Shoreline Erosion**

*The results of development are destructive shoreline erosion.*

## **Land Use Issues**

### **Public Land**

*Oppose development of TVA public lands on Tellico Lake.*

*Let's preserve Tellico Lake TVA public lands in their present natural state for future generations to come and enjoy.*

## **Pollution and Environmental Issues**

*The results of development are an increase in water, air, and noise pollution on an already endangered ecosystem.*

## **Recreation**

*Oppose development of TVA public hunting and fishing and other recreation lands.*

## **Traffic**

*With development come more car and boat traffic.*

A letter was received by TVA and signed by 106 individuals expressing concern about the proposals presented during the public scoping meeting on January 28, 1999, at Lenoir City High School, Lenoir City, Tennessee. The comments and concerns in the letter are based on the assumption the proposal is for a "River Corridor" that combines the Tellico Landing, Inc., proposal, a "Greenway" which would extend approximately from Mile 7 to Mile 20, and other recreation or Natural/Wildlife Areas undefined.

The following themes and sub-themes were identified from these comments and concerns.

### **Development**

#### **Control/Limit Development**

*We are not opposed to further development based on additional residential areas, a marina (assuming certain controls) or a restaurant(s). However, we are very much opposed to over-commercialization as we view what has been presented.*

*Limit additional development to something along the lines of the communities of Tellico Village and Rarity Bay with possibly a marina/restaurant instead of a major commercialization of this land/seaway.*

#### **Infrastructure**

*What are the plans for construction to support this traffic?*

#### **Oppose Development**

##### **Oppose Commercial Development**

*We are very concerned that a theme park along with TEN restaurants, a golfing academy, an equestrian center, rental housing, and hotel and camping will make this another Pigeon Forge-type area and represents a significant undesirable change to the present atmosphere.*

*We are opposed to the commercialization of this area as proposed by Tellico Landing, Inc.*

#### **Support Development**

##### **Support Residential Development**

*We are not opposed to further development based on the adding of additional residential areas.*

### **Erosion**

*As further growth and development occurs in this area, there is concern as to what additional erosion effects that lake traffic will have on the surrounding land.*

## **Land Use Issues**

### **Greenway**

#### **Support Greenway**

*A specified greenway with natural wildlife preserve areas along with the natural coves along the lake areas from approximately Mile 7 to Mile 20 would be a great attribute for this area.*

### **Tellico Landing, Inc.**

#### **Oppose TLI**

*Commercialization, a la Tellico Landing, would completely destroy the quiet atmosphere and the perception of an ecologically undisturbed, pristine area in which to live.*

## **Management**

*Would this land be titled and managed by the state of Tennessee to maintain as a Greenway?*

## **Natural Resources**

*We feel the current growth in this area (i.e., Rarity Bay & Tellico Village) is largely due to the quiet atmosphere and the perception of an ecologically undisturbed, pristine area in which to live.*

### **Cultural**

*Various comments have been made about local and historical considerations to the Cherokee Indians. We don't know of anything specific that has been proposed for these considerations but feel they all deserve discussion along with others that will be brought up.*

### **Wildlife**

*We expect the traffic would have a significant effect on any fishing or wildlife for the entire river corridor.*

*The TLI proposal would apparently require many thousands of people to influx this area on a continuing basis destroying the present atmosphere, fishing, and other natural wildlife habitat.*

## **Pollution and Environmental Issues**

*Concerned about noise and environmental pollution problems due to additional boat traffic.*

## **Public Input**

### **Participation**

*Local rumors have indicated that the state of Tennessee has completed a study to expand Hwy. 321 by building an overpass over Hwy. 11, then building a new four-lane bridge across the Tennessee river below the Loudoun Dam and then reconnecting to the present*

*Highway 321. If any of this is true, this appears as more of a done deal as was suggested at the January 28 meeting instead of a proposal for consideration.*

**Traffic**

*With the extensive facilities that have been proposed, a huge traffic volume can be expected.*

**Boat Traffic**

*Additional boat traffic would totally overwhelm the river corridor.*

**Car Traffic**

*Automobile traffic would have a substantial negative effect on existing and future facilities.*

**Crowding**

*The TLI proposal would apparently require many thousands of people to influx this area on a continuing basis destroying the present atmosphere, fishing and other natural wildlife habitat.*

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During the public scoping meeting on January 28, 1999, at Lenoir City High School, Lenoir City, Tennessee, participants were given the opportunity to write comments and questions on note cards regarding the range of issues and concerns that should be considered as part of the scoping process for Tellico Lake. From the 120 note cards received, 258 comments/questions regarding particular topics were noted. The largest percent of comments (26 percent) referred to development issues, and an additional 22 percent of the comments directly referred to the Tellico Landing project. Between 10 percent and 13 percent of the comments referred to the management of land, land use and crowding issues. Approximately 10 percent of the comments involved issues concerning the aesthetics of the area, safety, pollution, public participation, taxes, natural resources, public policies, and erosion. See Appendix II for a complete listing of note-card comments.

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TVA received 35 letters from eighth graders attending Lenoir City Middle School and North Middle School. Approximately 90 percent of the letters were in opposition to the TLI proposal due to concerns about: pollution (water, litter, and noise); traffic; crowding; safety and crime; loss of wildlife, natural areas, and scenic beauty. The remaining 10 percent of letters supported the TLI proposal based on its entertainment value and financial prospects for Loudon County.



### **Tellico Supplemental Questionnaire Summary**

*A Supplemental Questionnaire for the Tellico Reservoir Land Use Plan and Environmental Impact Assessment* was distributed by Mr. Billy Minser, a local conservationist. The questionnaire contains five questions assessing preferences regarding management issues for the Tellico Reservoir and public land around Tellico Lake.

The following table displays the responses recorded for each question. The frequency of each response (i.e., percentage of total respondents who selected that response) is provided in the far right column. Responses for each question may not sum to 100 percent due to rounding.

<b>Question</b>	<b>Frequency of Response (%)</b>
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#### **What is your preference concerning sale of public land on Tellico Reservoir managed by TVA?**

<b>do not sell TVA's public land</b>	<b>93.8</b>
give to TWRA	2.5
give back to original owners	1.9
give to BLM, NPS, USFS, TWRA, Forestry	0.4
leave it in natural state—never sell	0.4
sell it to the farmers for the original value	0.4
lease to homebuilders	0.2
sell/give land to state/federal government	0.2
sell TVA's public land to developers	0.2

Total respondents = 483

#### **Concerning the future use of TVA managed public land around Tellico Lake, what do you recommend?**

<b>preserve the natural environment</b>	<b>95.4</b>
give to TWRA	1.0
development and environment	0.6
give land back to the original owners	0.6
preserve wildlife habitat	0.6
resort-like development	0.6
multiple use concepts	0.4
resources for public use	0.4
convert to state park	0.2

Total respondents = 482

<b>Question</b>	<b>Frequency of Response (%)</b>
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**Which of the following agencies would you prefer to manage TVA public land around Tellico Lake?**

<b>TWRA</b>	<b>72.9</b>
TDEC	16.3
TWRA and TDEC	5.0
TVA	3.3
consortium of agencies	1.3
TVA and TWRA	0.4
pre-condemnation private owners	0.2
a regulatory council	0.2
U.S. Corps of Engineers	0.4

Total respondents = 479

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**Concerning public land around Tellico Lake now managed by TRDA, which do you prefer?**

<b>preserve the natural environment</b>	<b>95.4</b>
development and environment	2.3
give to TWRA	0.8
areas for recreation and ecosystem restoration	0.2
develop residential housing	0.2
develop, using original plan	0.2
manage resources for public use	0.2
no development	0.2
resort-like development	0.2
wildlife refuge	0.2

Total respondents = 481

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<b>Question</b>	<b>Frequency of Response (%)</b>
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**In the future, which agency would you prefer to manage public lands around Tellico Lake now managed by TRDA?**

<b>turn over to TWRA</b>	<b>70.2</b>
turn over to TDEC	15.8
TWRA and TDEC	5.6
turn over to TVA	4.0
continue with TRDA	1.7
TVA and TWRA	0.8
consortium of agencies	0.6
National Park Service or TWRA	0.4
U.S. Corps of Engineers	0.4
do away with TRDA	0.2
private owners	0.2

Total respondents = 480

## **References**

## References

Akers, S. (Project Leader). 1997. *Tellico Reservoir Land Management Plan*. Scoping Report by Tennessee Valley Authority Resource Stewardship Reservoir Land Planning, Lenoir City, Tennessee.

McDonough, T. (Project Leader). 1998. *Shoreline Management Initiative: An Assessment of Residential Shoreline Development Impacts in the Tennessee Valley*. Final Environmental Impact Statement by Tennessee Valley Authority Watershed Technical Services, Norris, Tennessee.

## **Appendix I**

### **Summary of Land Use Alternatives**

## **River Corridor**

This is a linear green space along both stream banks of selected tributaries entering a reservoir managed for light boat access at specific sites, riverside trails, and interpretative activities.

The purpose of the River Corridor is to afford opportunities for the recreating public to enjoy natural settings in a riverine environment. Portions of the Tellico River have these characteristics and are worth preserving for future generations. The upper Tellico River is predominantly undeveloped, with some exceptions where subdivisions have sprouted or adjoining private land owners have developed private water use facilities. A portion of the Tellico River offers free-flowing water which transitions to a lake environment and flat water. Much of the river is not navigable for large boats, due to inadequate year-round water depth, or underwater obstructions such as tree stumps.

Some adjoining land owners have rights for lake/river ingress and egress. However, the interpretation and application of these rights for development of private water use facilities on TVA land occurs on a case-by-case basis. A River Corridor could be included in Zone 4—Natural Resource Conservation, or in Zone 3—Sensitive Resource Management, if sensitive resources are present. If a River Corridor designation is included in the approved Tellico Plan, guidelines will need to be developed which will assist in determining the type of private water use facility development which can or should occur, and where it will occur.

## **Greenway**

This is a linear park located along natural features such as lakes or ridges, or along man-made features including abandoned railways or utility rights-of-way, which link people and resources together.

The purpose of a Greenway is to create recreational opportunities for the public to enjoy a variety of passive recreation pursuits. Interest in Greenway development grew in earnest out of recommendations in the 1986 *Tennesseans Outdoors* and the 1987 *President's Commission on Americans Outdoors* reports which highlighted means to link our communities together and preserve recreation opportunities for future generations.

Portions of Tellico reservoir have land with the appropriate characteristics worthy of Greenway consideration. One of the obvious areas is the right descending bank of the reservoir between Lotterdale Cove access area and the Lower Jackson Bend commercial recreation site. This portion of the lake offers approximately a 10-mile segment of almost pristine shoreline environment which can provide an aesthetic value for the public, recreation opportunities, as well as habitat for a variety of plants and animals. The Tennessee Department of Environment and Conservation (TDEC) has expressed an interest in the future development and management of a Greenway.

## **Tellico Landing**

***Please note The TVA board announced on March 15, 1999, that it would no longer consider the Tellico Landing proposal affecting TVA retained properties. This third alternative has, therefore, been eliminated from consideration in the DEIS.***

The proposed project is located within 5 miles of the intersection of Interstate 40 and Interstate 75 near Lenoir City, Tennessee. The project area is owned by the Tennessee Valley Authority (TVA), the Tellico Reservoir Development Agency (TRDA), and private landowners. Tellico Landing is master planned as a commercial recreation/residential, mixed use, lake-front development which unites different hub activities through various historic themes. The proposed project contains 1761 acres (853 acres TVA; 217 acres TRDA; 691 acres private ownership).

Within the commercial recreation area, the proposal integrates through various historic themes: commercial retail shops, lodging, restaurants, water activities, entertainment, marina services, passive and active outdoor recreation, and a convention/exhibition center.

The historic theme would also apply to the mixed use area—commercial recreation/low density residential. This area would support an equestrian center, a golf training academy and cottages, two golf-courses, and single-family lots.

An additional mixed use area—commercial recreation/high density residential—includes one golf course, single family lots, apartments, an assisted living section, a health spa, a corporate retreat area, and rental areas. The commercial retail areas along Highway 321 may have any of the customary uses allowed under commercial zoning and may eventually contain office facilities for Tellico Landing. Residential condominiums would border a residential subdivision on one side and a commercial zoned tract on Highway 321.

## **Definitions:**

BLM Bureau of Land Management: A government agency that manages public lands located primarily in the 12 western states.

EA Environmental Assessment: A formal report, under the National Environmental Policy Act (NEPA), used to document an environmental review of a federal action that normally concludes with a Finding of No Significant Impact (FONSI).

EIS Environmental Impact Statement: The most detailed report, under NEPA, used to document an environmental review of a federal action that normally concludes with a legal Record of Decision.

NPS The National Park Service: A bureau of the Department of the Interior that preserves the natural and cultural resources and values of the national park system.



USFS    United States Forest Service: A federal agency that manages public lands in national forests.

TDEC    Tennessee Department of Environment and Conservation: A state agency created to protect, preserve, and improve the quality of Tennessee's air, land, and water.

TRDA    Tellico Reservoir Development Agency: An agency created by the Tennessee Legislature for the management and development of lands within the Tellico Reservoir project area.

TVA    Tennessee Valley Authority: A federal government agency created to develop and operate the Tennessee River system to minimize flood damage, improve navigation, and provide energy and related products and services to residents and businesses in the multistate Tennessee Valley region.

TWRA    Tennessee Wildlife Resources Agency: A state agency created for the preservation, conservation, and enhancement of Tennessee's fish and wildlife.

## **Appendix II**

### **Comment Cards**

#### **Comments Received During the Public Review Period Beginning January 1999**

Where does TRDA get their funding?

How much money does TRDA get from the sale of land for Tellico Landing?

Who pays for writing the EIS?

Who approves the final EIS?

What will TVA do to protect the increased bank erosion from substantially more boat traffic introduced to Tellico Lake by Tellico Landing? Large boats already cause severe erosion from large wakes.

What safety measures will be introduced to mitigate hazards from dense boat traffic on Tellico Lake?

What do you see as the influencing factors which would result in TRDA not selling any TRDA property for private use?

Why not move rental corporate retreat hubs closer to bridges and only build homes from Tomotley Cove to Mile Marker 7 or build a golf course along lake from silos to Mile Marker 7?

What safeguards will be taken to prevent TLI from causing lighting glare visible from the lake and from Tellico Village at night?

Will there be private docks on the lake or only the 417 docks marina?

Would TVA/TRDA accept “metal” commercial recreation (Ferris wheels) in the late negotiations with Tellico Landing if present plans change?

Will the roads be built prior to the approval of the TLI?

With the landings at full capacity, all homes sold, hotel full and all rentals rented, I hear total residents will exceed 5,000.

How will the addition of three more golf courses affect this water quality of Tellico Lake?

What effects have there been on the water quality due to Tellico Village and Rarity Bay golf courses?

How much will the boat traffic be increased on Tellico Lake?

Who are the investors financially backing this project?

Are any of the developers related to anyone that is part of TRDA/TVA?

How will this affect lake pollution noise?

Will there be regulations in place about pollution and noise? If so, what about enforcement?

Has TVA considered offering to sell its land back to the former owners, which it forcibly took the land from?

Given the fact that part of TVA’s charter was to help the economic development of Tellico Reservoir area and TRDA was formed solely for the purpose of economic development of the Tellico Reservoir Land: What is the likelihood of stopping Tellico Landing? What is the likelihood of having some impact on what is included in the project?

What is the projected EIS timetable?

Why doesn’t TVA keep the land, develop or open it up for public use, i.e., walking trails, boat launching area, etc.?

Keep the public land public and do not ruin the last lower lake public land.

In the current land use plan at the site for the TLI proposal is designated “cultural/public use/open space.” Define the appropriate use of the land in this category.

Is there sufficient financing for a project this large?

Can the county afford financing of the infrastructure?

What prior experience have the developers had in residential and golf communities, and what financial backing will they commit?

With the two developers-who are the silent partners? Rumors are that the owner of the Calhoun chain of restaurants is one and another is George Miller (County Executive). If George Miller is not-does he own property in area of proposed development?

## *Tellico Reservoir Land Management Plan*

A major tourist attraction for downtown Knoxville was recently deemed not feasible after a feasibility study by a tourist attraction consultant. Has such a study been done for this project? What were the results?

Why would you turn our beautiful view into a Disney World? Greed. We moved to Tellico for the serenity and beautiful landscape and were promised that the land across the lake would never be built on.

Traffic will be a mess going over the dam towards Knoxville!

Who are the undisclosed developers?

Who is the major stockholder of this project or is there a major corporate stockholder, i.e., Disney Corporation or Dollywood?

What is meant by theme park? Please elaborate.

What experience do Clayton Pangle and Ed Loy have developing a project of this size? And where does the financial stability come from if they falter? Pangle has a poor prior track record much smaller than this. Who will pick up the shortfall?

What is the financial contingency plan if the “theme park” and “amphitheater” go broke?

Theme parks and outdoor theaters are experiencing flat or declining attendance across the nation. Remember Opryland?

What is the financial condition of Tellico Landing Inc.?

What makes Tellico Landing, Inc., think theme museums will be financially viable? I’m sure the Sequoia Museum is marginally profitable at best.

What is the current timetable for Tellico Land Development?

Who is the final authority making the decision on the sale of this TVA property?

If TVA decides to reject the TLI proposal for whatever reason after completing the EIS process, will TRDA abide by the public rejection of the project and not renew their option on the TRDA portion of the property?

Who approves the initial commercial business?

What is the approval process for second and third business if the initial business is not successful?

Tellico Lake Recreation Map edition of 1987 shows the TVA area as designated “cultural-public use- open areas.” The Tellico Landing proposal will require a change in designation. Please comment.

Why did you give a local resident a place on the panel and not someone representing Tellico Village?

When I saw this crowd I knew there must be free food. I didn’t know I’d have to wait so long. Is it almost over?

Do you plan to have a swimming pool or swimming beach?

Price per acre or total price? Terms? Any additional options? When and how many options were issued? How much was paid for options in advance?

Why is the high density residential upstream across from the yacht club?

Who are the stockholders of Tellico Landing?

How about a state park?

Are the current sewage and waste disposal systems adequate to process the volume produced by 500-700 homes, 20,000 seat amphitheater, 10 restaurants, 408 ship marina and dockotels, hotel convention center, campground, apartments, assisted living facility?

How much influence will it have if the majority of us disagree with your plan, and what alternative plan might be considered?

To developers: Have you solicited local, state or federal political support for your project? Do your investors include politicians or “prominent” people?

Referring to people who live “close” to the project, say within 5 miles, if 95-100 percent of those people were in opposition to your plan, would that have any effect on your plan?

Explain to us when TVA took this land years ago, what were your objectives and goals? I thought you were to preserve it for all and keep it as a natural resource.

Why, if TVA took the land and paid so little for it, can't it now dedicate the land to the state for a state park for use by all the public?

By the developers' own statement, they have been working with TRDA for seven years on this project. Given that history, isn't this already a “done-deal?” Is there a realistic opportunity to significantly modify or even derail this development?

Against overwhelming sentiment for TVA not selling land to developers, what factors would cause TVA to sell in opposition to sentiment? Is money one of the factors? How can TVA so easily change the master plan for Tellico Lake and sell public lands that were meant for everyone?

How does TVA plan to protect the lake environment? The 3<sup>rd</sup> alternative is very detrimental to the health of the lake environment.

Does the TVA have control of land below 820 line as they do on Tellico Village side?

Does the greenway proposed for Mile 7-20 of the right bank carry the “permanent” status of a park, or does it hold the land for a future developer?

Has the TVA ever established a policy or guideline for the percentage of land that should remain for public use? If not, do you foresee establishing such a policy?

If TVA's federal funding was not being reduced by Congress, would TVA still be eager to sell their lands to developers?

853 acres of the total project area now belongs to TVA-in addition to the 217 acres that TRDA owns. How are the 853 acres transferred to Tellico Landing? Part of the sale?

How can TVA possibly consider selling land that was taken for “the public good” initially, without the seller having a choice?

Now you “may” sell it at a huge profit?

This land was procured under duress and now sold at profit.

How do we contact Jennie to give support?

How will the Tellico Landing project “fit in” with the proposed Fort Loudoun State Park development?

I've heard that TRDA has already approved Tellico Landing. Is this true?

What is the current split of your 11,000 acres? Industrial, residential, and recreational? How much is uncommitted? Do you have a final target for each category?

Could the Nature Conservancy purchase any of that acreage, i.e., 217 acres to preserve it?

When and where was the public notice given before Tellico Landing purchased from TRDA the land at Jackson Bend that it now will develop regardless of the environmental study?

Why has TRDA so quickly endorsed and committed its land to Tellico Landing?

What is control process to “permit” new entrepreneurial hubs?

What is the TRDA position on this project? i.e., Feasibility? Financial capability of developer? Economic impact?

Having heard Ginny's comments and fact data about Loudon County's present status and growth plans, what are TVA/TRDA's and developers' rebuttal comment? Seems to be only financial.

TRDA did not answer the question on how much they will get for the 217 acres. Also, how much will TVA get for their land?

## *Tellico Reservoir Land Management Plan*

Once Tellico Landing acquires the land they want, what controls will exist to assure that they follow their original plan?

What are the financial guarantees?

Of what use to us is a feasibility study which embraced a “metal ride” park?

To what extent will Loudon planning, zoning, etc., on a county-wide basis influence the TLI project?

What assurances does TVA have that the developers are financially and organizationally capable of bringing this project to fruition? For example, what other projects have they successfully planned and implemented?

Will the homes to be built in this development be architecturally controlled?

Will there be restrictions on the amount of cars, trailers, boats in yards?

Is there a requirement for the writing of covenants? If yes, will they be written before approval? Who enforces the covenants?

What experience does Mr. Pangle or Mr. Loy have with land development? If so what is the name of that development and where is it?

To developers: Have either of you been involved in “failed” development projects?

What successful experience in development of similar size projects (and similar type use) can the Tellico Landing, Inc., group discuss and describe?

To TRDA: Why are there so many rental units in this plan and why a 20,000 seat music theater unit? Who will answer a loud noise level complaint? Disorderly conduct?

Will there be time shares sold? What will the “rental cabins” be in terms of size, materials, density per acre? Same for chalets and cottages?

What is Tellico Landing’s definition of “lower density” and “higher density” residential?

Did not respond directly to question-“How much are the two developers going to commit in infrastructure?”

Why does the amphitheater have to be on the lake? Why not 2-3 miles inland? “Noise.”

What price range will the homes be set at?

Will the developer pay for the cost of upgrading the surrounding roads and bridges because of this development?

Does the TVA recognize that some aspects of the project, specifically the 20,000-seat amphitheater and the huge marina, will be extremely detrimental to the character, peace and tranquillity of the lake?

Concerned about noise from music concerts. How will this be contained?

If this development will be designed to attract mass concerts, who will be expected to fund the necessary infrastructure estimated @ \$100,000,000?

Have the developers completed a feasibility study? If so, are copies available?

What is the total estimated cost of TLI?

How much of the total cost have the developers committed to, and how much will they guarantee?

What will be done with the sewage? It cannot be pumped to Maryville (too far). It cannot be pumped to Lenoir City (across the river). Note spill in Knoxville last week when pipe broke. We do not want to live on a seeping sewage pool.

To developers: You mentioned the Boston Pops and a Broadway troop. Have you been in contact with the “Pops,” a Broadway troop, or anyone who can see about their interest? Does your proposed amphitheater meet their needs?

What financial guarantees are there in place?

How can we know what is proposed will really be built?

After approval of the project, how can we assure that what was said will be done?

Why are questions only taken from the cards?

Have you or TRDA or TVA asked for a review of TLI concept by professional “tourist industry” consultants? If not, why not?

What will you charge for fishing permits inside Tellico Landing? Stone Mountain charges adults \$5 and Children \$3. How many paying visitors annually excluding lodging do you anticipate in ten years? Five years? At what entry fee per visitor?

Is there any plan to widen Highway 321 across Fort Loudoun Dam and the bridge that crosses the Tellico Reservoir where it feeds into Fort Loudoun Lake?

The Tellico Reservoir is very narrow for very much lake traffic, especially at the mouth (@ the bridge on 321). What about future barge traffic for the industrial park?

Maps provided @ both the Lenoir City meeting and the meeting tonight are of very poor quality. It is difficult for most, and impossible for me, to properly orient the Tellico Landing location without popular landmarks such as the dam, Tanasi Clubhouse, west shoreline, major Tellico Village neighborhood, public boat ramps, etc. Can a clear, concise map be provided? Please!!

To developer: Explain in detail what you mean as “willing seller.” For example, the large tract at the end of Fisher Lane is not for sale (except for a ridiculous price). How can you present this as a likely inclusion in your project?

How much weight does noise pollution have on the environmental study: e.g., 20,000-seat amphitheater, movie studio access to theme areas, reenactments of historic events?

For Mr. Pangle: You stated that Tellico Landing will be accessible to those typically unable to enjoy Tellico Lake. This being the case, could the typical manufacturing worker from Tellico West, who makes \$30,000 year, afford lake-front property at Tellico Landing?

Tellico Reservoir is already very crowded with boats, large ones which create big wakes and small (seadoos) which cause a hazard to all boating. What kind of controls will be put in place to ensure that the rental boaters will have some kind of training in “water rules of the road?”

The county does not adequately support the animal shelter and other local needs now, why would we think the new infrastructure needs would be met? What is the local sheriff’s department participation and relationship to this development?

Pigeon Forge has amusement and entertainment centers within one hour of here. Why would we need to duplicate this here?

Why can’t the beauty of this area and natural attraction serve as a tourist attraction?

What kind of concerts/events do you expect to attract to the amphitheater? How do you plan to keep the noise from coming across the lake?

Bringing in tourists will cause the need for more law enforcement. Who pays for that? More taxes? What about traffic increasing on 321 and our 411?

If, as Mr. Pangle says, “nothing has been decided,” how can Mr. Pangle say “...when this project is completed?” This leaves concern and major doubts in people’s minds.

Give us a three-minute summary on the history of International Harbor. TRDA sanctioned? How many acres? What happened?

How do you expect to attract sufficient convention business or theme park business to pay for this?

To Mr. Pangle: How are you connected with the Trail of Tears Commission? Do you know there is a “Trail of Tears” center at the Sequoia Birthplace Museum in Vonore? Have you contacted the Tribal Council of the Eastern Band of the Cherokee Indians?

I really don’t have a problem with the development of a residential community on Tellico Landing. I do have a problem with theme parks, commercial development, and transit camping grounds. I don’t think the plan as described is in the

## *Tellico Reservoir Land Management Plan*

best interest of Loudon County residences. You can't keep a theme park concept clean. Look at Branson, Missouri, Lake of the Ozarks, Pigeon Forge, etc.

The master plan was amended to the point it is worthless!!

Tellico Village commercial development is not terribly large or successful. What makes Tellico Landing think this will be successful?

Are there height restrictions as far as facilities, hotels, etc.?

Too many lakeside developments on Fort Loudoun Lake have gone bankrupt or almost in the past 15 years. What assurance do we have that won't happen here, leaving a mess?

Where do you think your audience will appear from to utilize your amusement area?

How many levels high will hotels be allowed to build? Will private docks be allowed by residences of the landings?

Why is history theme park being planned? It seems that area history is well covered by existing facilities and could be covered by simple reference and directions to existing areas.

Is Tellico Landing a public bid initiated development? If so, how many bids were submitted, and on what date were bids requested?

I personally would like to ask the TRDA why you do not create a National Park similar to Cades Cove which is free and open to all to enjoy? There, no one has to pay.

What was the original purchase price per acre of the land condemned? What will be the selling price per acre to these private developers?

What impact will this project have on the taxes of Loudon County and individual property owners? How much will this raise our taxes? What control will be enforced over the development? Who will be responsible?

I have heard that surveyor stakes for various areas are now being laid out. Is this true? If so, why? What does it mean?

Does the long-standing employment of Mrs. Pangle by TRDA present a conflict of interest? Please explain?

How will selling price be determined? How will the four-lane highway of 321 widening be handled @ the dam? Traffic lights? What person makes the final decision? Who will be responsible for services and what guarantee will be required?

What guarantee is there that the developer will not just build the commercial aspects and not complete the residential?

Surveys consistently report 75-80 percent public opposition to development of public lands. County land use hearings attendees vehemently oppose the Tellico Landing type of project. Why isn't public opinion and preference given top priority? If this was the case, development would be a non-issue and environmental impact would be zero.

What are the criteria used in approving a project and its financial viability?

If questions are being raised regarding Knoxville's ability to support a 2000-seat convention center, what indicates a 20,000-seat amphitheater complex would succeed here?

If Tellico Landing gets the land for the full project, when does Tellico Landing have to pay TRDA? Is all of the land sold/transferred to Tellico Landing at the same time or can Tellico Landing drag out the closing to save funding?

Was Cooper Communities invited to bid on the TVA land? Were other developers? If not, why not? Why would TVA only consider one developer? If interested in selling land, open to all to bid.

If the developer defaults, who has responsibility for completion of the project?

For developers: It has been stated that Mr. Pangle has had problems in developing in his past. What was his problem in Ohio with the couple that lost and filed lawsuit against him? Where are the developers funds coming from?

How much do you intend to charge visitors to get on the property? Stone Mountain charges \$6/car. Their six attractions each charge a fee—today about \$20 per person. How much will you charge for such attractions?



You refer to a “master plan.” Where can we read this and get more detail on Tellico Landing?

What actual steps can be taken to persuade TRDA/TVA to reject the development? What happens to current museums (Vonore) and future exhibits when they do not get attendance? The development may increase employment opportunities, but what about actual skill-higher wage positions? We don’t need \$7/hour jobs.

We currently have an excellent local Indian museum. An additional exhibit and a Scottish heritage golf course sounds like a token pay-off. Why isn’t it?

What is the business, criminal, and financial background of the individual developers?

How can TRDA/TVA possibly consider this without understanding this will negatively impact pollution, traffic, crime, local beauty, infrastructure, and noise? It doesn’t take an ecologist to realize the negative impact.

You speak of “hubs” of developers. Are you stating that all “hubs” and their financial ability must be in place before approval of development? If not, what guarantee of financial support and ability is there? In a condo association, if some units do not pay their condo fee, it endangers the entire stability of the condo development. What is the difference? If TVA had the mechanism to buy the land from the original owners, why isn’t there a mechanism to do the same in reverse?

Why doesn’t TRDA/TVA require all developers to post bonds with deadlines as Cooper Communities had to do and make all new developments pay for water, sewer, electric install and streets as we do in Tellico Village? We put in and maintain our own streets and road right-of-ways, with no cost to Loudon County.

Does anyone else have an option to buy the land? If the answer is no, why? I ask this because I want to know if it would be possible for Tellico residents to purchase this land?

How dare organizers to hand out drawings which are hardly readable. Is this an example of quality of total Tellico Landing project? Why an amphitheater? We have the UT with a stadium for this. Lots of noise over the lake. Why all this rental possibilities?

How do you justify a 20,000-seat performance stage on a quiet peaceful lake like Tellico? Certainly one of the more beautiful lakes in Tennessee.

With a 20,000-seat amphitheater, ten restaurants, a convention hotel, homes, condos, 418 slip marina, etc., my calculation amounts to about 11,000-12,000 cars between Fridays and Mondays. How can Highway 321 and Lenoir City handle the traffic?

Most of it will come that way and who will pay for the Highway 321 improvements on the lake, through the city to I-75? What about these costs? Who is addressing these very large issues? What is TRDA’s response?

How does the marina proposal compare in number of slips and area compare to Ft. Loudoun Marina? Will international harbors be kept alive? Please define density as of lots/acre.

This EIS looks like window dressing. If it is not, why not? Your interest is obviously driven by the profit motive. What do you hope/expect to gain financially?

What number of people/year are estimated to visit Tellico Landing when it is operational? With a proposed 20,000-seat theater, how will this affect traffic safety over the dam since it is only two lanes? With over 400+ boat slips, what is being done to insure boating safety and maintain the beauty of the lake?

Before we purchased property at Tellico Village, we were told the land owned by TVA on the east side of the lake would never be developed! Why now? Can the policy be changed which currently does not allow some of the Tellico residents who have property in some of the coves that butts up against TRDA property from having permits approved for docks?

The land around Tellico Reservoir is already heavily developed with lakeside communities, marinas, and industrial parks. As these existing entities approach maturity, it seems that the water and land resources will be maxed out. Why put yet another project-a massive one-into play? Most of us feel that enough is enough. What does it take for you to reach that same conclusion?

## *Tellico Reservoir Land Management Plan*

With the existing traffic crunch on 321 from I-75E, why do we need an additional 10,000 vehicles a day? Why do we need an additional 300-500 boats and skidoos rented to further crowd our “at comfortable capacity” lake? Why, just why, do we need this “addition to congestion” and “diminishing of peace and quiet” that we moved to Tellico to obtain?

Tellico Landing states that King’s Island had a positive effect on the area. I have relatives, long-term and pre-King’s Island development, in Mason, Ohio, and have often witnessed what I am stating. Traffic is constant and impossible-noise is deafening-clutter and trash is never ending and plentiful by day visitors who just don’t care, and there are fireworks every night the park is open.

This written card format is bulky and difficult for our residents. In fairness to having our voices heard in full volume instead of lumped together, and considering that the volume of comment that TVA receives is important to their (TVA’s) decision on the sale of land for this proposal, please certify all the cards as being collected here and forward all of them to TVA.

Tellico Landing indicates that this development won’t be another Dollywood. How can this not happen with additional developments adjacent to your project? If yours is successful, other opportunistic people will surely push for a greater expansion of tourist and commercial related money-making projects. You are initially planting the seeds for this.

Tellico Landing Developer: You express concern for people who do not have access to Tellico Lake because of financial position. There are public parks in Vonore, Lenoir City, and Knoxville that provide boat/jet ski access, picnic areas, camping facilities. Therefore your concern is not a valid one. Maybe you should consider the increased traffic and accidents that will occur on an already overcrowded lake.

Many of us have worked in cities all our life and bought land in the Village so we could enjoy the peacefulness of the lake and nature. Your development is taking this away.

The POA is on record supporting the greenway proposal of the east shore of Tellico Lake. This support was based on the understanding that this greenway would extend from roughly Mile 4.7, i.e., the south end of the Jackson Bend area zoned industrial, not Mile 7.0 as proposed by Tellico Landing. When did this change in shoreline development occur? This appears to be contrary to TVA’s original planned use of this shoreline.

The school systems are already at capacity. A development like this will bring in a multitude of families. How will you plan to address this with the school systems financially? Building expansion, etc.

How do you plan to meet the increase in criminal justice needs?

I am concerned about potential safety on the lake if a large number of rental boats are generated from the new marina, without proper knowledge of the lake and general boat safety. What can be done to address this issue?

Who is going to patrol and maintain the water on the lake? We have two TWRA people for six counties now.

What is the boat density on the lake expected to be?

Noise pollution.

Safety.

What is the likely timing of making Highway 321 four-lanes from Route 1 to Route 95 as compared to Tellico Landing timing from start to finish?

How many cars will travel these roads? Could it be as high as 40,000 a day?

What will the impact on Loudon County schools and property taxes be?

Will the added boat traffic cause additional shore erosion?

Who will pay to tear down the amusement park when it goes broke?

Who will patrol lake for speeding and roughhousing?

Who is going to keep the waterfront and the lake clean?

Will you be widening 444 to bring traffic from Exit 72 on I-75?

How do you expect to handle the traffic over the two-lane dam bridge? What is proposed?

What is the cost impact to Loudon County and Lenoir City? Roads, schools, and utilities?

Who pays for the needed highway improvements?

Who controls the increase traffic on the lake and how is the new theater controlled as far as the lake is concerned?

The road system can't support this commercial development. What will be done to take care of this?

What plans are there being made to accommodate the additional traffic on 321—especially across the dam as the result of this development?

What will be done for traffic congestion? A bypass? Lenoir City? The bridge over the dam?

What steps will be taken to be prepare the local infrastructure, both on the lake and in the surrounding counties?

Where is the financing coming from to create and support this development? What assurance do we have to be sure this will not be a Pigeon Forge atmosphere?

What about traffic over Greer Bridge (bridge over the locks), won't this become a bottleneck?

How will the increase in traffic be handled with only a single-lane "dam bridge?"

With Tellico Lake as narrow across as it is, increasing boat traffic with 400+ boats will cause a hazard to boats.

How will traffic congestion be dealt with at the bridge over the dam going into Lenoir City?

321 four lanes merging to two lanes with Tellico Village traffic merging via a stop sign road?

Why are the additional bridge construction costs not discussed?

How will the added traffic impact current traffic flow on 444? Now two lanes, no stop lights. Will we need four lanes?

What are plans for traffic control if and when this development takes place?

How is it proposed to handle increased traffic on the 321 bottleneck from Hill junction to Highway 95 go toward Greenback?

Will they make the bridge over the dam four lane? How will they address traffic?

Are there any sewer lines planned? Sewer plant? Will all buildings be on septic system? Can that rocky land hold back septic tanks from the lake?

How will increased traffic from I-75 be handled?

Please show on the map the exact location of the amphitheater.

The entire project violates the natural scenic beauty of the area, is not environmentally sound, and adversely affects the general community. Please comment.

Why is this project based on TVA and TRDA lakefront property primarily? Why is more private land not being considered?

TRDA is a federal agency, as such who does its board answer to?

Guidelines for future compatibility with other hubs along with economic viability is a "blank check" for future development activities.

The Economic Viability test is a "blank check" for future/new hubs. Please comment.

Please show on the map the exact location of the marina.

For TVA/TRDA: If the roadway over Fort Loudoun Dam cannot reasonably handle the traffic created by TLI, will TLI be required to build a bridge across Tennessee River?

For TVA: If the same principle of using TVA land is applied to all TVA land on the lake, will any greenway or river corridor areas be left?

Congratulations to TLI for proposing to use land they do not own!

To POA: If TLI goes forward and Lenoir City or some other municipality proposes to annex TLI, can POA prevent them from also annexing part of Tellico Village?

According to studies done by Tennessee Department of Conservation and others, Tellico Lake has a very low oxygen content in water. How will this intense use affect oxygen level in lake?

## *Tellico Reservoir Land Management Plan*

For TLI: In reference to providing access to low income residents of area, what is the income level envisioned that is the minimum for buying property/homes/condominiums/apartments?

Where exactly are the 217 acres that TRDA is giving away to private developers for housing?

TVA: You did a survey just last year asking what future use people wanted for TVA land. Wasn't the conclusion that people wanted natural type development—trails, camping, picnic areas, etc.?

Land use dedications that are updated make it impossible to buy land and be guaranteed that what you buy “remains the same.”

What is the life expectancy of TVA & TRDA in light of the elimination of federal government funds for nonpower TVA projects. This proposal appears to maximize revenue with little thought to long term effect on the environment.

Explain why TRDA is now obligated to sell the existing TRDA land to this particular group. Are you saying that this is a closed deal? If so, why?

In the process of granting rights on 217 acres, how many other bidders were involved? How many with a “tourist destination” track record. How did you market the bidding opportunity?

Where can we read the criteria by which bidders were evaluated?

TVA: Based on answer to the first question, would/could the green belt from 7 Mile up river be redesignated?

Mr. Hammontree: Who will be responsible for paying off TRDA development bonds sold for this project.

What will be the impact on local residents of Loudon County regarding the repayment of the development bonds?

TVA: Has TWRA ever been asked to manage or given land on any of Tellico Lake shoreline? If not, why?

When completed, who will own the 1700+ acres, and how will title be transferred?

What provision is there for expanding the bridge over the Fort Loudoun Dam?

Who determines which group would develop theme areas within the hub, and who oversees these decisions?

On what basis does TRDA support a developer or “master developer” who cannot fund the project?

What banker would lend money to such a proposal?

TLI: Which residential subdivisions in west Knoxville has Mr. Foz participated in?

Hubs? Define to us how many hubs and briefly describe each one.

Refer Ms. Tolbert's extremely well-professed comments...She now is experiencing the same laments as the Indians, the landowners, in the restructuring of this area for the “progress” of the area where “progress” and economics are concerned. TVA and TRDA seem to have no conscience.

As proven!!! Ms. Tolbert, we, the Indians, the early landowners, Tellico Village, “Feel your pain”...However, “progress” will progress, regardless!!!

How did the developers get an option on the 217 acres?

Isn't there supposed to be an open bidding process?

Were there others who bid on this land?

Does the TVA Board make the final decision on the final EIS, or is that decision made by the Council on Environmental Quality (CEQ)?

You say “TVA” is neither “pro” nor “con” re: Tellico Landing. Yet TRDA apparently has an agreement in place with TLI concerning 217 acres. Is it fair to say that TRDA is committed? How do we judge the positions of TRDA compared to the position of TVA.

Why does every piece of land have to be developed? How much will taxpayers have to shell out for someone's personal profit?

Why not keep this project below the 3.5 mile marker? Leaving TVA to keep public land from 3.5 Mile Marker to 7 Mile Marker.

What right does TVA have to do any selling or developing of land?

What rights do the people have who had this land taken from them?

You're talking about Tellico Landing. This involves only a few hundred acres. What about the remaining thousands of acres that are being rescoped? How will these be used?

The Tellico Landing project is a commercial development for the benefit of the developers.

It is not for the benefit of the people in Loudon County.

Why would TVA even consider this project? If it's not broken—don't fix it! Keep land natural!